



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Public Hearing to Consider Central City Revitalization Assessment District

MEETING DATE: April 10, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council conduct the public hearing on the Central City Revitalization Assessment District and, upon closing the hearing, take the appropriate action.

BACKGROUND INFORMATION: State law governing formation of this Assessment District requires two formal opportunities for public input in front of the City Council. The first, a public meeting for input and discussion only, was held on March 6, 1996. This public hearing is the second meeting. After the hearing, the Council will be asked to close the protest period. Bond counsel, Timothy Hachman, will be present to answer questions and make recommendations on the next actions.

FUNDING: None required at this time.

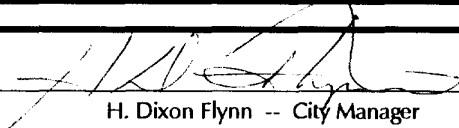
  
Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

cc: Economic Development Coordinator  
Michael Freedman  
Timothy Hachman  
Kjeldsen, Sinnock & Neudeck

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

# Central City Revitalization Program

## Overview from Concept Plan

- **Purpose:**

*“...to ensure that dramatic economic and physical improvement occurs in the historic central area of Lodi.”*

- **Program:**

- ⇒ **Revitalization Strategy**

*“Invest Appropriately in Each District to Create Benefits in Adjacent Districts.”*

- ⇒ **Public Improvements**

- ⇒ **Incentive Programs**

- ⇒ **Next Steps**

- 1. Adopt Plan - DONE*

- 2. Install improvements - THIS STEP*

- 3. Establish incentive programs*

- 4. Revise land use, parking, signage and design policies*

- **The Revitalization Planning Process**

- ⇒ **Six public workshops in mid 1994**

- ⇒ **City Council meeting culminating in approval of Concept Plan in December 1994**

- ⇒ **Two additional workshop/Council meetings in early 1995 to develop alternate Downtown improvement plan**

- ⇒ **At least six meetings with business community and Council on revitalization and incentive programs**

# **Central City Revitalization Program**

## **Downtown Strategy**

- **Catalyst Projects**
  - 1) **Dramatic short-term change by focusing on a small area with high visibility and a strong likelihood of success**
  - 2) **Promote the concentration of retail, restaurant, service and entertainment uses in a compact cluster in the center of Downtown**
  - 3) **Tap potential of downtown multi-modal transit center project to stimulate private investment**
- **Maintain presence of public buildings**
- **Enhance Downtown's visual character**
- **Opportunity Sites**
- **Make Downtown more visible - entry, signage**
- **Revise land use policies**
- **Make efficient use of parking supply**
- **Create welcoming attitude toward business**

# **Central City Revitalization Program**

## **Cherokee Lane Strategy**

- **Enhancement of Cherokee Lane with near-term dramatic improvement**
  - ⇒ **Phase 1 improvements**  
**“Central Valley” median and lighting**
  - ⇒ **Phase 2 improvements**  
**Sidewalk & landscaping (as property redevelops)**
- **Minimal development standards**
- **Promote auto related, lodging and support commercial business**

# **Central City Revitalization Program**

## **Eastside Neighborhood Strategy**

- **Expand code enforcement**
- **Encourage home ownership & renovation**
- **Modify zoning to support single family housing**
- **Upgrade design standards**
- **Promote local community organization's neighborhood services and programs**
- **Invest in revitalization of Downtown core to enhance appeal of East Side neighborhood as a place to live in walking distance of an exciting cluster of shops, eateries and services**

# **Central City Revitalization Program**

## **Financing the Program**

- **Near term improvements - 50/50 split between City and Private Sector**
- **Long term improvements - Private Sector**
- **Ongoing programs - City with increased taxes and more revenue from existing taxes**
- **Private Sector share through assessment district**

# **Central City Revitalization Program**

## **Assessment District**

- **Downtown Zone**

- ⇒ **Core Zone**

- street improvements
    - assessment capped at \$1.63 per square foot of parcel
    - monthly cost \$0.015 per square foot
    - average assessment is \$14,200 (\$1,562/year, \$128/month)

- ⇒ **Remainder Zone**

- benefit from improved downtown and other programs
    - assessment capped at \$0.29 per square foot of parcel
    - monthly cost is \$0.003 per square foot of parcel
    - average assessment is \$3,412 (\$375/year, \$31/month)

- **Cherokee lane**

- ⇒ **Single zone, all parcels fronting Cherokee Lane**

- ⇒ **Improvements include lighting and median**

- ⇒ **Cost split 50/50 between parcel area and front footage**

- costs lower than those in concept plan
    - \$27.71 per front foot
    - \$0.10 per square foot
    - average assessment is \$8,660 (\$950/year, \$77/month)

- **Preliminary Engineer's Report approved by Council Feb. 21, 1996**

- **Public Meeting held March 6, 1996**

- **"Protest" period closed on April 10, 1996 after public hearing**

# **Central City Revitalization Program**

## **Assessment District**

- **As established in the Engineer's Report, the District does NOT have a majority protest and can go forward**
- **In order to go forward with the District and have some flexibility in making changes, the Council needs to overrule the protests and establish the District**
- **Protest figures for the total district:**

|                       |               |
|-----------------------|---------------|
| <b>Valid Protests</b> | <b>41.5 %</b> |
|-----------------------|---------------|

|                         |              |
|-------------------------|--------------|
| <b>Invalid Protests</b> | <b>6.0 %</b> |
|-------------------------|--------------|

|               |               |
|---------------|---------------|
| <b>Total:</b> | <b>47.5 %</b> |
|---------------|---------------|



# **Central City Revitalization Program**

## **Assessment District**

- **The Council may wish to consider each zone separately:**

### **Downtown Zone**

|                         | <b>Total Zone</b> |
|-------------------------|-------------------|
| <b>Valid Protests</b>   | <b>44.36 %</b>    |
| <b>Invalid Protests</b> | <b>4.25 %</b>     |

### **Cherokee Lane Zone**

|                         |                |
|-------------------------|----------------|
| <b>Valid Protests</b>   | <b>39.44 %</b> |
| <b>Invalid Protests</b> | <b>7.26 %</b>  |

# **Central City Revitalization Program**

## **Assessment District**

### **Options**

#### **1) Drop the District and the Project**

- ⇒ Put plans on hold (over \$600,000 has been spent to date on Concept and Improvement Plans)**
- ⇒ Restart public involvement process at some point to decide where to go from here**

#### **2) Go with the District and the Project as planned**

- ⇒ Follow through with the commitment made with the adoption of the Concept Plan and subsequent meetings**
- ⇒ Proceed with the land use, zoning and design standard changes**
- ⇒ Implement the incentive programs**

#### **3) Modify the District to exclude the property east of the railroad tracks**

- ⇒ try to more closely reflect the willingness of the property owners to participate**
- ⇒ recognize the longer term nature of the effects on this area**
- ⇒ cost to the City is about \$350,000 or \$40,000 per year**
- ⇒ will require another Council meeting to approve revised Engineer's Report**



MEMORANDUM, City of Lodi, Public Works Department

To: City Council  
From: City Engineer  
Date: April 16, 1996  
Subject: Additional Information on Central City Revitalization Assessment District

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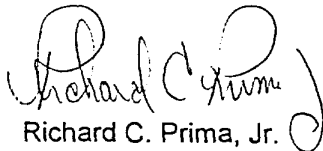
Attached is the following additional information on the District requested at the Shirtsleeve meeting this morning. If I missed anything, please give me a call.

1. Copies of overheads showing protest figures without City property.
2. Copy of the detailed cost estimate from the Engineer's Report.

Note the that total cost of the project including the very preliminary estimate of improvements to City infrastructure is as follows:

|   |              |
|---|--------------|
| Amount to be assessed (last figure in estimate) :                             | \$ 3,126,031 |
| City participation in assessment district (next to last figure in estimate) : | 3,139,487    |
| City infrastructure (Paving, signals and drainage):                           | 1,881,000    |
| Total:  | \$ 8,146,518 |

3. Recalculated protest figures if the area east of the railroad tracks were eliminated from the District (both with and without City property).

  
Richard C. Prima, Jr.  
City Engineer

RCP/rcp

cc: City Manager  
City Clerk

# Central City Revitalization Program

## Assessment District

- As established in the Engineer's Report, the District does **NOT** have a majority protest and can go forward
- Protest figures for the total district *without City property*:

|                  |        |
|------------------|--------|
| Valid Protests   | 43.5 % |
| Invalid Protests | 6.3 %  |

# Central City Revitalization Program

## Assessment District

- Each zone separately *without City property*:

### Downtown Zone

Total Zone  
without City  
Property

Valid Protests

50.14 %

Invalid Protests

4.8 %

### Cherokee Lane Zone

Valid Protests

N/A

Invalid Protests

N/A

# EXHIBIT A

## ESTIMATE OF THE COST AND EXPENSE OF IMPROVEMENT

### LODI CENTRAL CITY REVITALIZATION PROJECT ASSESSMENT DISTRICT NO. 95-1 LODI, CALIFORNIA

#### ESTIMATED COST OF SCHOOL STREET IMPROVEMENTS

|           |                                |   |          |            |
|-----------|--------------------------------|---|----------|------------|
| 64 each   | Pedestrian Scale Street Lights | @ | \$ 5,000 | \$ 320,000 |
| 101 each  | Parking Zone Street Trees      | @ | 2,400    | 242,400    |
| lump sum  | Miscellaneous Demolition       | @ | 22,500   | 22,500     |
| 34 each   | Benches                        | @ | 1,500    | 51,000     |
| 34 each   | Trash Receptacles              | @ | 1,200    | 40,800     |
| lump sum  | Post Office Frontage           | @ | 100,000  | 100,000    |
| 5 each    | Custom Kiosk                   | @ | 5,000    | 25,000     |
| 5 each    | Kiosk Custom Art/Posters       | @ | 35,000   | 175,000    |
| 68 each   | Sidewalk Planter Pots          | @ | 750      | 51,000     |
| 49,500 sf | Sidewalk Replacement           | @ | 8        | 396,000    |
| lump sum  | Entrance Gateway               | @ | 550,000  | 550,000    |
| 20 each   | Corner Bow-outs                | @ | 12,500   | 250,000    |

Estimated Total Cost of School Street Improvements \$ 2,223,700

#### ESTIMATED COST OF PINE STREET IMPROVEMENTS

|         |                                       |   |          |            |
|---------|---------------------------------------|---|----------|------------|
| 26 each | Parking Zone Pedestrian/Street Lights | @ | \$ 6,000 | \$ 156,000 |
| 4 each  | Trash Receptacles                     | @ | 1,200    | 4,800      |
| 4 each  | Corner Bow-outs                       | @ | 12,500   | 50,000     |

Estimated Total Cost of Pine Street Improvements \$ 210,800

#### ESTIMATED COST OF OAK STREET IMPROVEMENTS

|          |                               |   |          |           |
|----------|-------------------------------|---|----------|-----------|
| 18 each  | Pedestrian Scale Street Trees | @ | \$ 5,000 | \$ 90,000 |
| 34 each  | Parking Zone Street Lights    | @ | 2,400    | 81,600    |
| lump sum | Miscellaneous Demolition      | @ | 9,000    | 9,000     |
| 2 each   | Trash Receptacles             | @ | 1,200    | 2,400     |
| 2 each   | Corner Bow-outs               | @ | 12,500   | 25,000    |

Estimated Total Cost of Oak Street Improvements \$ 208,000

#### ESTIMATED COST OF CHEROKEE LANE IMPROVEMENTS

|          |                          |   |            |            |
|----------|--------------------------|---|------------|------------|
| lump sum | Median Demolition        | @ | \$ 114,550 | \$ 114,550 |
| 124 each | Median Trees             | @ | 800        | 99,200     |
| lump sum | Median Treatment         | @ | 123,750    | 123,750    |
| lump sum | Existing Median Upgrades | @ | 20,000     | 20,000     |
| 180 each | Holophane Street Lights  | @ | 6,000      | 1,080,000  |

Estimated Total Cost of Cherokee Lane Improvements \$ 1,437,500

#### ESTIMATED DESIGN/CONSTRUCTION CONTINGENCIES

\$ 720,000

#### ESTIMATED CONSTRUCTION INCIDENTAL EXPENSES

|  |            |
|--|------------|
| Design Engineering                           | \$ 689,862 |
| Construction Staking, Inspection and Testing | 189,306    |

Estimated Total Cost of Construction Incidental Expenses \$ 879,168

ESTIMATED ASSESSMENT INCIDENTAL EXPENSES

|                                      |           |
|--------------------------------------|-----------|
| Assessment District Engineer         | \$ 75,350 |
| Bond Counsel                         | 47,000    |
| Disclosure Counsel                   | 25,000    |
| Bond Printing, Advertising, Register | 21,000    |
| Bond Reserve (7%)                    | 190,000   |
| Bond Registration                    | 10,000    |
| Bond Discount (3%)                   | 81,500    |

Estimated Total Cost of Assessment Incidental Expenses \$ 449,850

ESTIMATED UNPAID ASSESSMENT FROM AD 84-1

|   |            |
|---|------------|
| Outstanding Principal Balance             | \$ 125,000 |
| Estimated Interest and Prepayment Premium | 12,500     |

Estimated Total Unpaid Assessment from AD 84-1 \$ 137,500

ESTIMATED CONSTRUCTION FUND INTEREST EARNINGS \$ (1,000)

ESTIMATED CASH CONTRIBUTED BY CITY OF LODI TO PROJECT \$ (3,139,487)

ESTIMATED TOTAL COST AND EXPENSE PROPOSED TO BE  
ASSESSED TO PROPERTY OWNERS \$ 3,126,031

NOTES:

1. The following items in the Estimate of Costs are estimates only, and may be somewhat different from the actual cost: Cost of School Street Improvements, Cost of Pine Street Improvements, Cost of Oak Street Improvements, Cost of Cherokee Lane Improvements, Design/Construction Contingencies, Assessment Incidental Expenses, Construction Fund Interest Earnings, Capitalized Interest and Cash Contributed by City of Lodi to Project.
2. The Estimated Cost of School Street Improvements, the Estimated Cost of Pine Street Improvements, the Estimated Cost of Oak Street Improvements, and the Estimated Cost of Cherokee Lane Improvements were prepared by Freedman, Tung & Bottomley and are discussed in further detail in the Memorandum dated April 5, 1995 from Michael Freedman to Ms. Janet Keeter, Economic Development Coordinator, City of Lodi, entitled "Central City Revitalization - Alternative Catalyst Project Recommendation".
3. The Estimated Cost of School Street Improvements, the Estimated Cost of Pine Street Improvements, the Estimated Cost of Oak Street Improvements, and the Estimated Cost of Cherokee Lane Improvements represent the estimated cost of construction of each component of the Alternative Catalyst Project for the Lodi Central City Revitalization Project.
4. The Estimated Design/Construction Contingencies represents an allowance for any design and/or construction revisions to the scope of work that may increase the actual costs of the project. The Estimated Design/Construction Contingencies represent approximately 17% of the total estimated cost of the proposed improvements.
5. The Estimated Design Engineering represents the architectural/engineering design fees for the preparation of plans, specifications and estimates for the Lodi Central City Revitalization Project, Alternative Catalyst Project.
6. The Construction Staking, Inspection and Testing item represents the estimated cost of engineering, surveying, inspection and testing fees for the construction phase of the project.

7. The Assessment District Engineer item represents the fees for the assessment engineering work relative to the formation of the Assessment District, the preparation of the Engineer's Report and the spreading of the assessments.
8. The Bond Counsel item represents the fees for the legal services provided by Bond Counsel relative to the formation of the Assessment District, the levying of the assessments and the issuing of the bonds.
9. The Disclosure Counsel item represents the fees for the legal services for disclosure advice relative to the bond sale for the Assessment District.
10. The Bond Printing, Advertising, Register item represents the costs associated with the preparation of the Auditor's Register, the bond printing and advertising, and printing of the preliminary and final official statements.
11. The Bond Reserve item is based upon seven percent (7%) of the total amount of the bond issue.
12. The Bond Registration item represents the costs associated with the registering of the bonds.
13. The Bond Discount item is based upon three percent (3%) of the total amount of the bond issue.
14. The Estimated Outstanding Principal Balance is the estimated principal balance still outstanding on the Assessment District 84-1 bonds.
15. The Estimated Interest and Prepayment Premium is the estimated interest that will be due and the estimated prepayment premium that will be due at the time that the outstanding AD 84-1 bonds are paid off.
16. The Estimated Construction Fund Interest Earnings represents the estimated interest earned by funds in the construction account from the time that funds are received from the sale of bonds until the funds are disbursed. from the construction account.
17. The Estimated Cash Contributed by the City of Lodi to Project represents the estimated contribution to be made by the City of Lodi towards the Alternative Catalyst Project for the Lodi Central City Revitalization Project.
18. The Estimated Total Costs Proposed to be Assessed to Property Owners represents the estimated total project costs less the estimated construction fund interest earnings and less the estimated City cash contribution towards the project.



## Central City Revitalization Program

### Assessment District

- Protest figures for the total district *excluding the property and protests east of the SPRR railroad tracks:*

|                |        |
|----------------|--------|
| Valid Protests | 37.0 % |
|----------------|--------|

|                  |       |
|------------------|-------|
| Invalid Protests | 5.7 % |
|------------------|-------|

|        |        |
|--------|--------|
| Total: | 42.7 % |
|--------|--------|

- Protest figures for the Downtown zone only *excluding the property and protests east of the SPRR railroad tracks:*

|                |        |
|----------------|--------|
| Valid Protests | 32.1 % |
|----------------|--------|

|                  |       |
|------------------|-------|
| Invalid Protests | 2.5 % |
|------------------|-------|

|        |        |
|--------|--------|
| Total: | 34.6 % |
|--------|--------|

## Central City Revitalization Program

### Assessment District

- Protest figures for the total district *excluding the property and protests east of the SPRR railroad tracks and without City property:*

|                |        |
|----------------|--------|
| Valid Protests | 38.9 % |
|----------------|--------|

|                  |       |
|------------------|-------|
| Invalid Protests | 6.0 % |
|------------------|-------|

|        |        |
|--------|--------|
| Total: | 44.9 % |
|--------|--------|

- Protest figures for the Downtown zone only *excluding the property and protests east of the SPRR railroad tracks and without City property:*

|                |        |
|----------------|--------|
| Valid Protests | 37.6 % |
|----------------|--------|

|                  |       |
|------------------|-------|
| Invalid Protests | 3.6 % |
|------------------|-------|

|        |        |
|--------|--------|
| Total: | 41.2 % |
|--------|--------|

|  |                        |
|--|------------------------|
| Cost of Construction of Revitalization Improvements                      | \$ 4,080,000.00        |
| Design/Construction Contingencies  | 720,000.00             |
| Construction Incidental Expenses   | 879,168.00             |
| Assessment Incidental Expenses   | 449,850.00             |
| Unpaid Assessments from AD 84-1  |                        |
| Outstanding Principal Balance  | 125,000.00             |
| Estimated Interest & Prepayment Premium                                  | 12,500.00              |
|  | -----                  |
| TOTAL ESTIMATED PROJECT COST   | \$ 6,266,518.00        |
| LESS CASH CONTRIBUTED BY CITY OF LODI TOWARDS DISTRICT/IMPROVEMENT COSTS | (3,140,498.00)         |
| LESS CONSTRUCTION FUND INTEREST EARNINGS                                 | (1,000.00)             |
|  | -----                  |
| TOTAL ESTIMATED COST AND EXPENSE TO BE ASSESSED                          | <b>\$ 3,125,020.00</b> |

A detailed "Estimate of the Cost and Expense of Improvement" is attached hereto as Exhibit A and hereby made a part of this report.

And I do hereby assess and apportion said total amount of the cost and expense of said work and improvements upon the lots, pieces, parcels, or portions of lots or subdivisions of land liable therefor and benefited thereby, and hereinafter numbered to correspond with the numbers hereinafter designated as "Assessment Parcel Numbers" as shown upon the attached Assessment Diagram, upon each, severally and respectively, in accordance with the benefits,

**ESTIMATED ASSESSMENT INCIDENTAL EXPENSES**

|  |           |         |
|--|-----------|---------|
| Assessment District Engineer                           | \$ 75,350 |         |
| Bond Counsel   | 47,000    |         |
| Disclosure Counsel                                     | 25,000    |         |
| Bond Printing, Advertising, Register                   | 21,000    |         |
| Bond Reserve (7%)                                      | 190,000   |         |
| Bond Registration                                      | 10,000    |         |
| Bond Discount (3%)                                     | 81,500    |         |
|  |           |         |
| Estimated Total Cost of Assessment Incidental Expenses | \$        | 449,850 |

**ESTIMATED UNPAID ASSESSMENT FROM AD 84-1**

|  |            |         |
|--|------------|---------|
| Outstanding Principal Balance                  | \$ 125,000 |         |
| Estimated Interest and Prepayment Premium      | 12,500     |         |
|  |            |         |
| Estimated Total Unpaid Assessment from AD 84-1 | \$         | 137,500 |

ESTIMATED CONSTRUCTION FUND INTEREST EARNINGS \$ (1,000)

ESTIMATED CASH CONTRIBUTED BY CITY OF LODI TO PROJECT \$ (3,140,498)

ESTIMATED TOTAL COST AND EXPENSE PROPOSED TO BE ASSESSED TO PROPERTY OWNERS \$ 3,125,020

**NOTES:**

1. The following items in the Estimate of Costs are estimates only, and may be somewhat different from the actual cost: Cost of School Street Improvements, Cost of Pine Street Improvements, Cost of Oak Street Improvements, Cost of Cherokee Lane Improvements, Design/Construction Contingencies, Assessment Incidental Expenses, Construction Fund Interest Earnings, Capitalized Interest and Cash Contributed by City of Lodi to Project.

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5. The Estimated Design Engineering represents the architectural/engineering design fees for the preparation of plans, specifications and estimates for the Lodi Central City Revitalization Project, Alternative Catalyst Project.

6. The Construction Staking, Inspection and Testing item represents the estimated cost of engineering, surveying, inspection and testing fees for the construction phase of the project.

LODI CENTRAL CITY  
REVITALIZATION ASSESSMENT DISTRICT 95-1  
ZONE A  
ASSESSMENT ROLL

4/17/96

| PARCEL NO. | OWNER   | ASSESSOR'S PARCEL NO.<br>PARCEL ADDRESS | ASSESSABLE<br>PARCEL AREA | LAND USE<br>SUBZONE<br>A-1 | LAND USE<br>SUBZONE<br>A-2 | ASSESSMENT<br>DISTRICT 95-1<br>ASSESSMENTS | ASSESSMENT<br>DISTRICT 84-1<br>UNPAID<br>ASSESSMENTS | TOTAL<br>ASSESSMENTS<br>(ASSESSABLE<br>PARCELS) |
|------------|---------|---|---------------------------|----------------------------|----------------------------|--|--|---|
| 21         | UNKNOWN | 037-280-06<br>409 W. PINE ST.           | 8,500.00 sq. ft.          |                            | C/I                        | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 22         | UNKNOWN | 037-280-07<br>405 W. PINE ST.           | 8,500.00 sq. ft.          |                            | R                          | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 23         | UNKNOWN | 037-280-08<br>401 W. PINE ST.           | 5,750.00 sq. ft.          |                            | C/I                        | \$1,667.50                                 | \$0.00   | \$1,667.50                                      |
| 24         | UNKNOWN | 037-280-09<br>13 N. LEE AVE.            | 2,750.00 sq. ft.          |                            | R                          | \$797.50                                   | \$0.00   | \$797.50  |
| 25         | UNKNOWN | 037-280-10<br>327 W. PINE ST.           | 3,500.00 sq. ft.          |                            | C/I                        | \$507.50                                   | \$0.00   | \$507.50  |
| 26         | UNKNOWN | 037-280-11<br>325 W. PINE ST.           | 6,000.00 sq. ft.          |                            | NP                         | \$1,740.00                                 | \$0.00   | \$1,740.00                                      |
| 27         | UNKNOWN | 037-280-12<br>321 W. PINE ST.           | 16,000.00 sq. ft.         |                            | C/I                        | \$2,320.00                                 | \$0.00   | \$2,320.00                                      |
| 28         | UNKNOWN | 037-280-15<br>305 W. PINE ST.           | 16,988.40 sq. ft.         |                            | C                          | \$4,926.64                                 | \$0.00   | \$4,926.64                                      |
| 29         | UNKNOWN | 037-280-18<br>310 W. PINE ST.           | 6,996.00 sq. ft.          |                            | C/I                        | \$2,028.84                                 | \$0.00   | \$2,028.84                                      |
| 30         | UNKNOWN | 037-280-19<br>314 W. PINE ST.           | 8,500.00 sq. ft.          |                            | APT                        | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 31         | UNKNOWN | 037-280-20<br>318 W. PINE ST.           | 8,500.00 sq. ft.          |                            | C/I                        | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 32         | UNKNOWN | 037-280-21<br>2 S. LEE AVE.             | 8,500.00 sq. ft.          |                            | C/I                        | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 33         | UNKNOWN | 037-280-22<br>11 S. LEE AVE.            | 9,860.00 sq. ft.          |                            | C/I                        | \$2,859.40                                 | \$0.00   | \$2,859.40                                      |
| 34         | UNKNOWN | 037-280-23<br>404 W. PINE ST.           | 25,500.00 sq. ft.         |                            | C/I                        | \$7,395.00                                 | \$0.00   | \$7,395.00                                      |
| 35         | UNKNOWN | 037-280-26<br>426 W. PINE ST.           | 4,440.00 sq. ft.          |                            | R                          | \$1,287.60                                 | \$0.00   | \$1,287.60                                      |
| 36         | UNKNOWN | 037-280-28<br>12 S. HUTCHINS ST.        | 3,852.00 sq. ft.          |                            | R                          | \$1,117.08                                 | \$0.00   | \$1,117.08                                      |
| 37         | UNKNOWN | 037-280-29<br>0                         | 850.00 sq. ft.            |                            | C/I                        | \$246.50                                   | \$0.00   | \$246.50  |
| 38         | UNKNOWN | 037-280-30<br>309 W. PINE ST.           | 10,200.00 sq. ft.         |                            | APT                        | \$2,958.00                                 | \$0.00   | \$2,958.00                                      |
| 39         | UNKNOWN | 037-280-31<br>8 S. HUTCHINS ST.         | 2,750.00 sq. ft.          |                            | CH                         | \$797.50                                   | \$0.00   | \$797.50  |
| 40         | UNKNOWN | 037-280-32<br>420 W. PINE ST.           | 17,000.00 sq. ft.         |                            | C/I                        | \$4,930.00                                 | \$0.00   | \$4,930.00                                      |

LODI CENTRAL CITY  
REVITALIZATION ASSESSMENT DISTRICT 95-1  
ZONE A  
ASSESSMENT ROLL

4/17/96

| PARCEL NO. | OWNER   | ASSESSOR'S PARCEL NO.<br>PARCEL ADDRESS | ASSESSABLE<br>PARCEL AREA | LAND USE<br>SUBZONE<br>A-1 | LAND USE<br>SUBZONE<br>A-2 | ASSESSMENT<br>DISTRICT 95-1<br>ASSESSMENTS | ASSESSMENT<br>DISTRICT 84-1<br>UNPAID<br>ASSESSMENTS | TOTAL<br>ASSESSMENTS<br>(ASSESSABLE<br>PARCELS) |
|------------|---------|---|---------------------------|----------------------------|----------------------------|--|--|---|
| 101        | UNKNOWN | 043-026-16<br>5 W. ELM ST.              | 4,400.00 sq. ft.          |                            | C/I                        | \$1,276.00                                 | \$0.00   | \$1,276.00                                      |
| 102        | UNKNOWN | 043-027-02<br>214 N. SACRAMENTO ST.     | 6,750.00 sq. ft.          |                            | C/I                        | \$1,957.50                                 | \$0.00   | \$1,957.50                                      |
| 103        | UNKNOWN | 043-027-03<br>212 N. SACRAMENTO ST.     | 0.00 sq. ft.              |                            | CO                         | \$0.00                                     | \$0.00   | \$0.00  |
| 104        | UNKNOWN | 043-027-04<br>210 N. SACRAMENTO ST.     | 0.00 sq. ft.              |                            | CO                         | \$0.00                                     | \$0.00   | \$0.00  |
| 105        | UNKNOWN | 043-027-05<br>208 N. SACRAMENTO ST.     | 5,000.00 sq. ft.          |                            | C/I                        | \$1,450.00                                 | \$0.00   | \$1,450.00                                      |
| 106        | UNKNOWN | 043-027-06<br>204 N. SACRAMENTO ST.     | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$0.00   | \$1,087.50                                      |
| 107        | UNKNOWN | 043-027-07<br>200 N. SACRAMENTO ST.     | 6,250.00 sq. ft.          |                            | C/I                        | \$1,812.50                                 | \$0.00   | \$1,812.50                                      |
| 108        | UNKNOWN | 043-027-08<br>0                         | 0.00 sq. ft.              |                            | RR                         | \$0.00                                     | \$0.00   | \$0.00  |
| 109        | UNKNOWN | 043-027-09<br>0                         | 0.00 sq. ft.              |                            | RR                         | \$0.00                                     | \$0.00   | \$0.00  |
| 110        | UNKNOWN | 043-027-10<br>10 E. LOCKEFORD ST.       | 7,770.00 sq. ft.          |                            | C/I                        | \$2,253.30                                 | \$0.00   | \$2,253.30                                      |
| 111        | UNKNOWN | 043-027-11<br>220 N. SACRAMENTO ST.     | 2,536.00 sq. ft.          |                            | C/I                        | \$735.44                                   | \$0.00   | \$735.44  |
| 112        | UNKNOWN | 043-028-01<br>130 N. SACRAMENTO ST.     | 4,375.00 sq. ft.          |                            | C/I                        | \$1,268.75                                 | \$520.70   | \$1,789.45                                      |
| 113        | UNKNOWN | 043-028-02<br>124 N. SACRAMENTO ST.     | 6,875.00 sq. ft.          |                            | C/I                        | \$1,993.75                                 | \$0.00   | \$1,993.75                                      |
| 114        | UNKNOWN | 043-028-03<br>122 N. SACRAMENTO ST.     | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$235.62   | \$1,323.12                                      |
| 115        | UNKNOWN | 043-028-04<br>118 N. SACRAMENTO ST.     | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$235.62   | \$1,323.12                                      |
| 116        | UNKNOWN | 043-028-05<br>116 N. SACRAMENTO ST.     | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$235.62   | \$1,323.12                                      |
| 117        | UNKNOWN | 043-028-06<br>114 N. SACRAMENTO ST.     | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$0.00   | \$1,087.50                                      |
| 118        | UNKNOWN | 043-028-07<br>108 N. SACRAMENTO ST.     | 7,500.00 sq. ft.          |                            | C/I                        | \$2,175.00                                 | \$471.23   | \$2,646.23                                      |
| 119        | UNKNOWN | 043-028-10<br>0                         | 0.00 sq. ft.              |                            | RR                         | \$0.00                                     | \$0.00   | \$0.00  |
| 120        | UNKNOWN | 043-028-11<br>100 N. SACRAMENTO ST.     | 11,250.00 sq. ft.         |                            | C/I                        | \$3,262.50                                 | \$952.66   | \$4,215.16                                      |

LODI CENTRAL CITY  
REVITALIZATION ASSESSMENT DISTRICT 95-1  
ZONE A  
ASSESSMENT ROLL

4/17/96

| PARCEL NO. | OWNER   | ASSESSOR'S PARCEL NO.<br>PARCEL ADDRESS | ASSESSABLE<br>PARCEL AREA | LAND USE<br>SUBZONE<br>A-1 | LAND USE<br>SUBZONE<br>A-2 | ASSESSMENT<br>DISTRICT 95-1<br>ASSESSMENTS | ASSESSMENT<br>DISTRICT 84-1<br>UNPAID<br>ASSESSMENTS | TOTAL<br>ASSESSMENTS<br>(ASSESSABLE<br>PARCELS) |
|------------|---------|---|---------------------------|----------------------------|----------------------------|--|--|---|
| 121        | UNKNOWN | 043-031-05<br>13 N. CHURCH ST.          | 4,713.00 sq. ft.          |                            | C                          | \$1,366.77                                 | \$1,354.23   | \$2,721.00                                      |
| 122        | UNKNOWN | 043-031-09<br>210 W. ELM ST.            | 65,340.00 sq. ft.         |                            | C                          | \$18,948.60                                | \$0.00   | \$18,948.60                                     |
| 123        | UNKNOWN | 043-031-10<br>221 W. PINE ST.           | 60,548.40 sq. ft.         |                            | C                          | \$17,559.04                                | \$0.00   | \$17,559.04                                     |
| 124        | UNKNOWN | 043-032-01<br>4 S. PLEASANT AVE.        | 13,600.00 sq. ft.         |                            | C/I                        | \$1,972.00                                 | \$0.00   | \$1,972.00                                      |
| 125        | UNKNOWN | 043-032-02<br>218 W. PINE ST.           | 9,350.00 sq. ft.          |                            | C/I                        | \$1,355.75                                 | \$0.00   | \$1,355.75                                      |
| 126        | UNKNOWN | 043-032-03<br>212 W. PINE ST.           | 9,350.00 sq. ft.          |                            | C/I                        | \$2,711.50                                 | \$0.00   | \$2,711.50                                      |
| 127        | UNKNOWN | 043-032-04<br>210 W. PINE ST.           | 8,500.00 sq. ft.          |                            | C/I                        | \$2,465.00                                 | \$1,892.99   | \$4,357.99                                      |
| 128        | UNKNOWN | 043-032-05<br>11 S. CHURCH ST.          | 4,000.00 sq. ft.          |                            | C/I                        | \$1,160.00                                 | \$1,107.14   | \$2,267.14                                      |
| 129        | UNKNOWN | 043-032-06<br>17 S. CHURCH ST.          | 3,750.00 sq. ft.          |                            | C/I                        | \$1,087.50                                 | \$239.43   | \$1,326.93                                      |
| 130        | UNKNOWN | 043-032-07<br>31 S. CHURCH ST.          | 6,600.00 sq. ft.          |                            | C/I                        | \$1,914.00                                 | \$494.60   | \$2,408.60                                      |
| 131        | UNKNOWN | 043-032-08<br>207 W. OAK ST.            | 8,350.00 sq. ft.          |                            | C/I                        | \$2,421.50                                 | \$0.00   | \$2,421.50                                      |
| 132        | UNKNOWN | 043-032-09<br>211 W. OAK ST.            | 8,500.00 sq. ft.          |                            | C                          | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |
| 133        | UNKNOWN | 043-032-11<br>221 W. OAK ST.            | 7,650.00 sq. ft.          |                            | C/I                        | \$2,218.50                                 | \$0.00   | \$2,218.50                                      |
| 134        | UNKNOWN | 043-032-12<br>225 W. OAK ST.            | 2,475.00 sq. ft.          |                            | C/I                        | \$717.75                                   | \$0.00   | \$717.75  |
| 135        | UNKNOWN | 043-032-13<br>24 S. PLEASANT AVE.       | 2,475.00 sq. ft.          |                            | C/I                        | \$717.75                                   | \$0.00   | \$717.75  |
| 136        | UNKNOWN | 043-032-14<br>22 S. PLEASANT AVE.       | 2,200.00 sq. ft.          |                            | C/I                        | \$638.00                                   | \$0.00   | \$638.00  |
| 137        | UNKNOWN | 043-032-15<br>18 S. PLEASANT AVE.       | 2,200.00 sq. ft.          |                            | C/I                        | \$638.00                                   | \$0.00   | \$638.00  |
| 138        | UNKNOWN | 043-032-16<br>1 S. CHURCH ST.           | 9,600.00 sq. ft.          |                            | C/I                        | \$2,784.00                                 | \$3,310.90   | \$6,094.90                                      |
| 139        | UNKNOWN | 043-033-01<br>124 W. ELM ST.            | 25,264.80 sq. ft.         |                            | C/I                        | \$7,326.79                                 | \$0.00   | \$7,326.79                                      |
| 140        | UNKNOWN | 043-033-02<br>110 W. ELM ST.            | 8,500.00 sq. ft.          |                            | C/I                        | \$2,465.00                                 | \$0.00   | \$2,465.00                                      |

LODI CENTRAL CITY  
REVITALIZATION ASSESSMENT DISTRICT 95-1  
ZONE A  
ASSESSMENT ROLL

4/17/96

| PARCEL NO.     | OWNER   | ASSESSOR'S PARCEL NO.<br>PARCEL ADDRESS | ASSESSABLE<br>PARCEL AREA | LAND USE<br>SUBZONE<br>A-1 | LAND USE<br>SUBZONE<br>A-2 | ASSESSMENT<br>DISTRICT 95-1<br>ASSESSMENTS | ASSESSMENT<br>DISTRICT 84-1<br>UNPAID<br>ASSESSMENTS | TOTAL<br>ASSESSMENTS<br>(ASSESSABLE<br>PARCELS) |
|----------------|---------|---|---------------------------|----------------------------|----------------------------|--|--|---|
| 341            | UNKNOWN | 043-085-13<br>207 E. LOCUST ST.         | 3,000.00 sq. ft.          |                            | R                          | \$870.00                                   | \$0.00   | \$870.00  |
| 342            | UNKNOWN | 043-085-14<br>201 E. LOCUST ST.         | 3,000.00 sq. ft.          |                            | R                          | \$870.00                                   | \$0.00   | \$870.00  |
| 343            | UNKNOWN | 043-085-15<br>208 N. STOCKTON ST.       | 8,400.00 sq. ft.          |                            | APT                        | \$2,436.00                                 | \$0.00   | \$2,436.00                                      |
| 344            | UNKNOWN | 043-085-16<br>210 N. STOCKTON ST.       | 6,000.00 sq. ft.          |                            | R                          | \$1,740.00                                 | \$0.00   | \$1,740.00                                      |
| 345            | UNKNOWN | 043-085-17<br>216 E. LOCKEFORD ST.      | 0.00 sq. ft.              |                            | RR                         | \$0.00                                     | \$0.00   | \$0.00  |
| 346            | UNKNOWN | 043-085-20<br>235 N. WASHINGTON ST.     | 9921.00 sq. ft.           |                            | C/I                        | \$2,877.09                                 | \$0.00   | \$2,877.09                                      |
| 347            | UNKNOWN | 043-085-21<br>230 N. STOCKTON ST.       | 18,355.00 sq. ft.         |                            | C/I                        | \$5,322.95                                 | \$0.00   | \$5,322.95                                      |
| 348            | UNKNOWN | 043-240-06<br>215 W. OAK ST.            | 9350.00 sq. ft.           |                            | C/I                        | \$2,711.50                                 | \$0.00   | \$2,711.50                                      |
| 349            | UNKNOWN | 045-020-57<br>200 W. LODI AVE.          | 41293.00 sq. ft.          |                            | C/I                        | \$11,974.97                                | \$316.07   | \$12,291.04                                     |
| 350            | UNKNOWN | 045-210-01<br>120 W. LODI AVE.          | 22590.00 sq. ft.          |                            | C/I                        | \$6,551.10                                 | \$1,114.59   | \$7,665.69                                      |
| 351            | UNKNOWN | 045-210-02<br>100 W. LODI AVE.          | 61396.00 sq. ft.          |                            | C/I                        | \$17,804.84                                | \$0.00   | \$17,804.84                                     |
| 352            | UNKNOWN | 045-210-03<br>94 W. LODI AVE.           | 12012.00 sq. ft.          |                            | C/I                        | \$3,483.48                                 | \$0.00   | \$3,483.48                                      |
| 353            | UNKNOWN | 045-210-08<br>8 W. LODI AVE.            | 8944.00 sq. ft.           |                            | C/I                        | \$2,593.76                                 | \$512.35   | \$3,106.11                                      |
| 354            | UNKNOWN | 045-210-09<br>4 W. LODI AVE.            | 7100.00 sq. ft.           |                            | C/I                        | \$2,059.00                                 | \$407.29   | \$2,466.29                                      |
| 355            | UNKNOWN | 045-210-21<br>14 W. LODI AVE.           | 19016.00 sq. ft.          |                            | C/I                        | \$5,514.64                                 | \$0.00   | \$5,514.64                                      |
| 356            | UNKNOWN | 045-210-22<br>22 W. LODI AVE.           | 9314.00 sq. ft.           |                            | C/I                        | \$2,701.06                                 | \$0.00   | \$2,701.06                                      |
| <b>TOTALS:</b> |         |   | <b>3,851,212 sq. ft.</b>  |                            |                            | <b>\$1,904,587</b>                         | <b>\$137,500</b>                                     | <b>\$2,042,087</b>                              |

A maximum amount of 2% of the annual installment of principal and interest on the bonds to be issued will be added to each annual installment of the unpaid assessments to pay the costs incurred by the City, and not otherwise reimbursed, which result from the administration and collection of assessments, or from the administration or registration of the bonds and bond reserve or other related funds.



## REQUEST TO SPEAK

Please Print Your Name SUNIL YADAV

Assessment District Parcel Address 1050 & 1100 SO Cherokee W

Your Address (if different from above) \_\_\_\_\_

City Lodi State CA Zip 95240

Telephone 333 8844 Date 4-10-96

## REQUEST TO SPEAK

Please Print Your Name STEPHEN SNIDER

Assessment District Parcel Address REPRESENTATIVE

Your Address (if different from above) 1111 W TOKAY

City Lodi State CA Zip 95240

Telephone 209 334 5144 Date 4-10-96

## REQUEST TO SPEAK

Please Print Your Name ROY COLLINS

Assessment District Parcel Address 217 E. PINE ST

Your Address (if different from above) 2970 HACIENDA WAY

City RENO State NY Zip 89503

Telephone 334-3501 Date APRIL 10, 96

## REQUEST TO SPEAK

Please Print Your Name Paul Easley

Assessment District Parcel Address 218 N. School ST

Your Address (if different from above) 218 N. School ST.

City Lodi State CA Zip 95240

Telephone (209) 368-6279 Date 4-10-96

## REQUEST TO SPEAK

Please Print Your Name MARIE EMMERS

Assessment District Parcel Address 217 N SACRAMENTO

Your Address (if different from above) \_\_\_\_\_

City Lodi State CA Zip 95240

Telephone 368-8845 Date 4/10/96